

2600 Fresno Street, Third Floor

Historic Preservation Commission Agenda

DON SIMMONS, Ph.D.

Chair

CHRISTOPHER JOHNSON A.I.A.

Vice Chair

Commission Members

PATRICK BOYD

SALLY CAGLIA

TERESA ESPAÑA, M.A.

JOE MOORE

MOLLY LM SMITH

JERRY BISHOP

**Assistant Director, Department
Planning and Development**

KEVIN FABINO, M.P.A.

Planning Manager, Secretary

WILL TACKETT

Planner III

KARANA HATTERSLEY-DRAYTON, M.A.

Historic Preservation Project Manager

JOANN ZUNIGA

Recording Secretary

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call the Historic Preservation Project Manager at 621-8520.

The Historic Preservation Commission welcomes you to this meeting.

May 24, 2010

MONDAY

5:30 p.m.

**CONFERENCE ROOM A
2nd floor, City Hall**

2600 FRESNO STREET

- I. CALL TO ORDER AND ROLL CALL- 5:30 p.m.**
- II. APPROVE MEETING MINUTES**
 - A. Approve Minutes for March 22, 2010.**
- III. APPROVE AGENDA**
- IV. CONSENT CALENDAR**

Historic Preservation Commission Meeting, May 24, 2010

V. CONTINUED MATTERS

- A. Status Report On Violations Pursuant to FMC 12-1601 et seq. for Historic Properties Located at 1749 L Street, 1743 L Street, 1718 L Street and 2221-2223 San Joaquin Street.** (No formal action will be taken by the Commission).

VI. COMMISSION ITEMS

- A. Presentation: Integrating Historic Preservation into the Downtown Neighborhoods Community Plan and Fulton Corridor Specific Plan** (Staff, Historic Resources Group, Los Angeles). (No formal action will be taken by the Commission on this item).
- B. Status Report on Restoration of Historic Homes, Armenian Town Project.** (RDA Staff) (No formal action will be taken by the Commission on this item).
- C. HPC Sub-Committee Report: Meux Home Restoration.** (No formal action is requested on this agenda item).
- D. Report on the California Preservation Foundation Conference, Grass Valley/Nevada City, May 12-15, 2010.** (No formal action is requested on this item).

VII. CHAIRPERSON'S REPORT

VIII. UNSCHEDULED ITEMS

- A. Members of the Commission**
- B. Staff**
- C. General Public**

IX. NEXT MEETING: June 28, 2010, Conference Room A, Fresno City Hall.

X. ADJOURNMENT



HISTORIC PRESERVATION COMMISSION

DRAFT Meeting Minutes of March 22, 2010

I. CALL TO ORDER

The meeting was called to order at 5:35 p.m. by Chair Simmons. Roll call given by Karana Hattersley-Drayton.

Commissioners in Attendance

Sally Caglia
Teresa España, M.A.
Chris Johnson AIA
Joe Moore
Don Simmons, Ph.D.

Commissioners Absent

Patrick Boyd
Molly LM Smith (excused)

Staff for the City of Fresno

Karana Hattersley-Drayton, M.A., Historic Preservation Project Manager
Will Tackett, Planning and Development Department (Planning Advisor)
Joann Zuniga, Planning and Development Department (Recording Secretary)

II. APPROVE MEETING MINUTES

Sally Caglia moved for approval of the February 22, 2010, meeting minutes, second by **Teresa España**; meeting minutes were unanimously approved and filed as submitted (M/S/C, 4 yes, 0 no, 3 absent).

[Member Chris Johnson arrived.]

III. APPROVE AGENDA

Joe Moore moved for approval of the agenda, second by **Sally Caglia**; the agenda was unanimously adopted (M/S/C, 5 yes, 0 no, 2 absent).

IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

V. CONTINUED MATTERS

A. Review and authorize Secretary to provide comments from the Commission on the Fresno Merger No. 1 Redevelopment Plan Amendments Project Draft Subsequent Environmental Impact Report, pursuant to Fresno Municipal Code Section 12-1606(b)(5)(6)(7).

Karana Hattersley-Drayton stated the Commission reviewed and considered public testimony at its February 22, 2010, meeting and requested additional time to consider the matter; stated the Redevelopment Agency (RDA) extended the comment period to March 25, 2010; stated the function of the Commission was to place on the record comments or questions to RDA regarding the Draft Subsequent Environmental Impact Report (DSEIR) and to make a recommendation; stated the issues, questions raised, and points discussed on February 22 could be found on page 4 of the staff report; stated the Historic Preservation Ordinance, CEQA, and National Register requirements were incorporated into the staff report; stated the DSEIR would not set aside current protocols for historic preservation; stated staff recommended that the City's demolition policies be incorporated by reference into the SEIR.

Chair Simmons called for comments, questions of the Commission. **Teresa España** asked how the letter from Jeanette Jurkovich and its contents would be incorporated into the SEIR. **Karana Hattersley-Drayton** stated the RDA staff would be responding to the letter from Jeanette Jurkovich in the formal comments of the document.

Chair Simmons called for comments from the public.

Jeanette Jurkovich, 1130 West Roberts-Fresno, asked what were the specific reasons the Historic Preservation Specialist wanted to recommend the Fresno Merger No. 1 Redevelopment Plan Amendments Project Draft Subsequent Environmental Impact Report; stated a strong belief that if this were supported, Fresno could lose all resources that could be impacted; stated there were no feasible mitigation measures identified in the document; stated a survey was an identification tool, not a mitigation; stated a survey would not lessen or avoid any historic resources impacted; stated there were two steps in identifying and analyzing historic resource impacts; stated staff never did the analysis to assess impacts; stated there could not be further CEQA review after this one; stated the process would identify it, but there would be no requirement for feasible adoption of mitigation measures because it was written as a Section 15-162 Project EIR instead of a Section 15-168 Program EIR; stated there were multiple reviews that would trigger the ability to review what was done in 1998 such as more feasible mitigation measures identified, new historic mitigations in policies and objectives in the Master EIR, a change in the time of the project with more buildings since 1998 reaching the 50 year old threshold toward becoming potential historic resources; stated the Program EIR stated impacts would be significant and unavoidable, therefore overriding considerations would need to be done; stated the City Council and RDA Board would need to find that based on substantial evidence, there were no feasible mitigation measures that could be adopted to save historic resources; contended that could not be made based on substantial evidence; contended there were feasible mitigation measures such as the Standards; cited could not make that based on substantial evidence; stated she would like the Standards adopted that if a project was based on substantial evidence, the Standards be followed, another environmental review, and at project level study what the impacts would be and the feasible mitigation measures; stated if the entire area had been studied, the level of impacts could be figured out, but stated they could not; distributed copies of information from the Master Environmental Impact Report adopted in 2002 and Program EIR adopted in 1998 related to Significant

Impacts to Historic Resources; stated project covered 1900 acres and RDA hadn't conducted enough surveys and that RDA could now make findings that years back they could not; stated the two plans clashed and Program EIR not following CEQA; believed RDA could estimate the impacts on traffic with a traffic impact study but not historic resources; stated in the next number of years, there would be more resources reaching the 50 year old threshold; stated the Program Draft Subsequent EIR cited there would be possible historic districts and additional historic resources not listed in the 1998 EIR eligible for listing as historic resources and potential archeological resources that were not listed; stated the 1998 EIR was deficient, which meant it should be reopened and studied and impacts analyzed and if insufficient information to support a full analysis, asked what would be the performance standard; explained CEQA process and that according to law the MEIR and RDA plans had to be consistent; strongly urged the Commission to not move forward with a recommendation; stated feasible to do environmental review when it came to project level; disagreed with protocol; stated a developer should not have to wait for a survey to be prepared for a project and believed it defeated a project; stated 1900 acres was the biggest concentration of historic resources, discretionary or not, anywhere in Fresno County; cited General Plan goal related to historic properties that "... RDA areas will be screened for candidate resources"; stated historic preservation authenticity in the downtown was extremely important; stated belief that there would be co-lead, joint exercise of power agreement, creates problems because the City would not have the responsible agency duties to be able to challenge and make RDA follow CEQA document if there is a discrepancy.

The Chair called for further public comment; seeing none, the public hearing was closed and discussion returned to the Commission.

Commissioner Joe Moore asked why there is a need to codify the demolition process if after the document is approved, there will be no further CEQA review of any discretionary resources following approval of this document? **Karana Hattersley-Drayton** responded that City staff respectfully disagrees with much of the content of Ms. Jurkovich's letter and is surprised at the criticism of historic surveys; reminds the Commission that they should make comments and ask questions which will be forwarded to the Redevelopment Agency who will officially respond.

Joe Moore read into the record Article 11 of CEQA, Section 15168-C(2)(5) of Program EIR, and stated it raised concerns. **Karana Hattersley-Drayton** responded that in no way would the Historic Preservation Ordinance and General Plan policies be abrogated by the DSEIR; recommended the Commission state it wanted to know about this and an answer would return to the Commission in writing. **Joe Moore** stated the ordinance was specific in that it applied to designated resources, not discretionary resources, and the document seemed to have a hole in it where more discretionary resources, more potential contributing districts could be lost if not reviewed under CEQA. **Karana Hattersley-Drayton** stated that was why staff wanted to incorporate, through reference, the demolition review policy in order to stress that all demolition applications are reviewed for the potential that the resource may be eligible for listing; stated in most instances a project has additional environmental review because it does not quite fit the standard MEIR that was part of the General Plan; cited the U Street Project. **Joe Moore** asked was there a reason why the Secretary of the Interior Standards were not a

recommendation to the Commission in the staff report with respect to a performance standard. **Karana Hattersley-Drayton** stated the current staff report was a redaction of the Commission's February 22, 2010 report with additions of comments and questions posed at the last meeting; stated the Commission could ask the question of RDA of how the various plans would work together.

Chris Johnson stated in looking at the inconsistencies between this plan and the General Plan there seemed to be some disconnect between the attitude 'we must preserve' and 'there will be unavoidable impacts and everything cleared and demolished'; stated the document in its present form was not in compliance/conformance to the General Plan; stated the attitude of the General Plan was proactive historic preservation and protective of historic resources; asked how did this document align with the General Plan with regard to historic preservation; stated he did not believe it did; stated it called for acquiring land, assembling parcels, clearing the land, and making it ready for development; stated without proactively protecting the city's resources, the kind of direction on many RDA projects would end up as vacant land at the cost of the city's historic resources; stated changes had occurred since the 1998 plan and an increase in the severity of the previously identified significant effects, which needed to be addressed in a direct way to preserve the history of downtown buildings and was a proven strategy for revitalization and ignored for too long.

Karana Hattersley-Drayton confirmed that the Commission wished to expand on point No. 4 regarding "the tone of the EIR does not appear to support and stress the importance of historic preservation." **Chris Johnson** commented that the document was inconsistent and did not support the General Plan, which encouraged the preservation and rehabilitation of historic resources as design needs of the neighborhood. **Karana Hattersley-Drayton** stated it would be positive progress to have the protocol requiring surveys codified in a legal document and to conduct historic surveys to State standards, and to look at archeology and potential surface/subsurface resources.

Chris Johnson stated there had been previous discussions about the demolition review policy; stated if discretionary resources were not listed, then something might get left out especially contributors to historic districts; without full surveys, couldn't go in and spot survey.

Karana Hattersley-Drayton stated it [the SEIR] called for completed surveys of the various areas; in the interim, if a project were to come forward tomorrow and the survey was not completed, the project developer would be required to do a survey. **Chris Johnson** stated the specific plan would do much of the work to survey the areas, identify historic districts; cited General Plan policies and the need for the mindset to protect historic resources.

Karana Hattersley-Drayton asked if one question [in the Commission response to RDA] should be how is the DSEIR consistent with the philosophy and protocols for historic and cultural resources in the General Plan. The response by **Chris Johnson** was yes, specifically Policy G-11-c. **Joe Moore** requested to also list General Plan Policy G-11-g. **Chris Johnson** stated he did not see the General Plan policies reflected

in redevelopment to protect historic resources and that mentality showed in redevelopment projects; stated protection of historic resources was needed in future redevelopment projects and that the public also wanted to see preservation of historic resources.

Teresa España stated appreciation of the work done and progress made and did not doubt the commitment of staff regarding the preservation of historic resources; stated she was uncomfortable with the language in the report and concerned that the Historic Preservation Commission may not be able to review projects if the program EIR was to be approved; supported the position of Chris Johnson and Joe Moore and would like the questions addressed.

Sally Caglia agreed with Commission colleagues that there needed to be balance and equality in the preservation of buildings rather than look for reasons to take them down.

Don Simmons asked to provide the rationale for the use of the co-lead process; asked if there was a way to review the language for co-lead because it was not clear to him. **Karana Hattersley-Drayton** deferred question to the Redevelopment Agency staff; quoted CEQA Guidelines, Article 4, Section 15051-d regarding the description of two agencies or more working collaboratively to be the lead; stated it was not typical, but did occur.

John Raymond, Redevelopment Agency, stated there was nothing in CEQA that did not allow co-lead; stated it was not unusual in California cities to use the co-lead process in EIR projects for redevelopment; stated for Fresno, given the relationship and formation of the City Council and the Redevelopment Agency, it was the same body; stated in the document there were places where it mentioned "the City shall," "the Agency shall," or "the City and Agency shall" and that the Resolution for Adoption of the plan amendment and Certification of the EIR would delineate where those responsibilities would lie and who would be responsible for what mitigation and the different aspects of the EIR.

Don Simmons asked was there a precedent in the City of Fresno for use of co-lead. The response from **John Raymond** was yes; cited examples. **Don Simmons** stated that in the examples given there was a delineation of agencies and would not overlap with the City Council; stated in the subject matter the division of responsibility could get volleyed back and forth when looking for the responsible party for historic resources and there could conceivably be different definitions.

John Raymond stated advantage of the co-lead process was that the EIR was also the City's EIR; stated the City and Redevelopment staff worked together to place the correct language in the Cultural Resources section of the document; if the RDA were to be the lead, and the City Council was the responsible agency, there could be different definitions, different processes and it would be outside the Historic Preservation Ordinance; stated with city and agency as co-leads, it placed both agencies in the EIR and Historic Resource Ordinance.

Joe Moore stated he was unclear as to why in 2002 the city was able to mitigate and tier any impacts to historic resources but in 2010 the impacts would be significant and unavoidable; stated there was a disconnect in the documents and needed to be in compliance with the General Plan; stated in the No Project Alternative there were greater impacts to historic resources because we wouldn't have the surveys; stated the General Plan, contrary to the DEIR document, was able to mitigate all the impacts to historic resources; stated he was unsure that the No Project Alternative was correct in that case; stated a reason for problems was because much of the document was based on the 1998 program EIR, which was before the adoption of the 2025 Fresno General Plan in 2002 and in cases of historic resources things changed and new documents setting different standards regarding historic preservation and the document needed to reflect that; stated he would like performance standards that included the surveys and the option for tiered environmental review for compliance with the General Plan MEIR Significance After Mitigation.

Chris Johnson stated throughout the EIR document there needed to be citations made that referenced the General Plan Objectives G-10 and G-11, Historic Resources; stated there should be language in the document specifically stating that projects be reviewed by the Historic Preservation Commission.

Joe Moore moved to direct staff to write a letter to the Redevelopment Agency of the City of Fresno that would include the following and requested that the questions and comments be addressed within the Final Environmental Impact Report:

- Requests that the Secretary of Interior's Standards for the Treatment of Historic Properties be adopted as a project mitigation/performance measure for designated historic properties in order to achieve a finding of no significant impact;
- Requests that the EIR include tiered environmental reviews for projects that may impact a historic resource;
- Requests the RDA explain how the proposed DSEIR is consistent and in compliance with the Historic Resource Goals, Objectives and Policies that have been adopted in the 2025 Fresno General Plan and the City's MEIR. The Commission is troubled by the overall tone of the DSEIR which appears to disregard the importance of preservation and historic resources;
- Requests the RDA and City describe how the CEQA duties and responsibilities will be carried out using the proposed co-lead agency approach in a manner consistent with CEQA.
- Requests that the Cultural Resources Section of the DSEIR be recirculated after this chapter of the DSEIR is revised.

Chris Johnson seconded the motion; the motion was unanimously approved (M/S/C, 5 yes, 0 no, 2 absent).

VI. COMMISSION ITEMS

A. Presentation on the Proposed High-Speed Rail Vis-à-vis Historic Properties (Eric Von Berg, URS)

Eric Von Berg, with the consulting firm of URS, under contract with the High-Speed Rail Authority, is the public outreach manager for the Fresno-Palmdale section of the high-speed rail project; stated the project would extend from San Francisco to Los Angeles-Anaheim, the first leg of which would be from Merced to Bakersfield; gave a PowerPoint presentation on the proposed High-Speed Rail project that was approved in 2008 by Proposition 1a for 9 million dollars of State funding to construct; stated the project would be phased and the forecast was groundbreaking by September 2012, testing the rail in 2015, and by the year 2020 phase one of the rail completed; stated once the project was completed, travelers on high speed rail would be able to travel from Los Angeles to San Francisco in 2 hours 40 minutes or less; talked about the rail through Fresno and the three different alternatives into downtown Fresno from the north--Fresno East Alignment, Fresno West Alignment, and Fresno Cross Alignment; stated tracks would be elevated 60 feet in the air and possibly from Ashlan to Herndon it would be at grade; there would be two sets of double track elevated; talked about the rail into downtown on either the East or West Alignment, and the station would focus on aligning with the Mariposa Mall; stated the Fresno East Alignment would impact the historic Southern Pacific Depot, which was right on top of the Union Pacific right-of-way and could not construct over the historic Depot; stated the Fresno West Alignment would be on the Union Pacific right-of-way and the station would be a crossover; stated the Burlington Northern Santa Fe Railroad would allow the high speed rail to realign on its right-of-way; stated Roeding Park, historic buildings, or wildlife refuges were resources that required additional analysis that considered avoidance alternatives; stated Union Pacific not willing to negotiate on its right-of-way, so it could not be used; showed photosimulations of what the rail would look like.

Eric Von Berg fielded questions from members of the Commission and public.

Commissioner Joe Moore pointed out that there was another historic resource located in the projected rail corridor, the Hobbs Parson building.

Gary Malazian, 2727 West Bluff, No. 128-Fresno, asked why not consider the Vegas system and avoid all the downtown historic resources; recommended the high-speed rail either be located out of town and that travelers take a shuttle to the station or it be located underground; stated high speed rail through the Valley was precedent setting and would be a blueprint for the rest of the country. **Eric Von Berg** stated in 2005 the City of Fresno requested the station be located in downtown Fresno to help in the revitalization efforts of downtown; stated ridership was reduced when moving people from one point to another; stated the rail would be competing with the airlines for ridership; stated the cost of an underground rail system would be as much as six to eight times more expensive as aboveground.

Commissioner Chris Johnson asked about the design of the station. Eric Von Berg stated there were no architectural renderings yet, but what was shown in the presentation was a photosimulation of the proposed Ontario, California, station; stated the station would be protected, covered, air conditioned, and it could either be at grade or elevated; stated the platform would be just under 1400 feet long to accommodate the trains; stated there were no set design standards of what the station would look like as

yet and wanted to gather input from the community to reflect what the community looked like.

Karana Hattersley-Drayton stated because there were federal funds involved, asked would there be a Section 106 review for the entire corridor and when would that review be available and routed to the city for review. **Eric Von Berg** stated the goal would be to have the draft EIR ready in approximately one year; asked the Commission for its input on issues such as how historic structures should be addressed for the consultant to consider in its environmental review.

Steve Weil, 586 West Barstow-Fresno, stated the Fresno East Alignment, as proposed, would cross over the Hilco Grainery and other industrial buildings and would wipe it out; asked how would that issue be captured in the process, how would a request to demolish these properties, some of which were historic, be handled.

Eric Von Berg stated there was potential for the Rail Authority to make available space underneath the structures for commercial/industrial uses, parking, trails, etc., and it be constructed such so that the entire building would not be demolished.

Steve Weil talked about south of downtown, South Van Ness sister building of Sunmaid Raisin plant, and other landmark buildings of significance/recognizable in that area, and asked what was the process if any one of the buildings were a potential candidate for demolition; asked with the conceptual high speed rail plan, how would the consultant know what the community landmarks were.

Karana Hattersley-Drayton stated for a linear feature such as a highway project, there was a requirement to conduct historical and cultural surveys; resources would be identified and evaluated for the National Register and also for the California Register and the Local Register; stated this was a very important project for the City of Fresno and for revitalization and there would be give and take, balancing; stated the need to work together and to get as much information up front and to find the least impacted area to use for the project.

Eric Von Berg stated the consultant was currently at two to five percent design and there was flexibility in spacing but not much flexibility in alignment of the corridor because of the geometry. **Karana Hattersley-Drayton** stated there were different corridors and environmental review would be conducted along each corridor. **Eric Von Berg** stated yes; stated JRP, consultant firm in Davis, California, was the subconsultant who would be identifying all historic resources.

Gary Malazian stated this was a pipedream going through downtown; requested consultant and staff to rethink alignment through downtown Fresno; recommended it be located one mile from Fresno; stated it would create noise through Fresno; challenged the consultant to think futuristic and not to be shortsighted; stated the train station had nothing to do with the revitalization of downtown Fresno; stated this would become a model of high speed rail for the country, make it precedent setting.

Jeanette Jurkovich commented about Chinatown and it being located in close proximity to Chinatown; asked why it could not follow the Freeway 99 alignment. **Eric Von Berg** replied that Freeway 99 did not meet geometry standards because of its curvature.

Carl Famellos, 1405 North Adoline-Fresno, asked what would it take, especially with federal dollars involved, to have the alignment not cut through the city, which would create more blight, but be along the railroad line. **Eric Von Berg** replied that Union Pacific Railroad did not want to join the rail project effort; pressure would have to be exerted at the federal level for the railroad to participate.

Steve Weil stated wanting to have all passengers interacting with downtown; stated there was a fundamental disconnect driven by Fresno politics; stated look at European TGB through France, which did not enter the city; stated 4,000 parking stalls would destroy downtown to save it; recommended looking at loop.

Kelly Riddle, Facilities and Major Projects Manager, and Elliott Balch, Downtown Revitalization Manager, stated their involvement with the high-speed rail project on behalf of the City of Fresno; stated the City understood the implications of the rail's proposed location through the historic properties in Fresno's downtown; stated there were critical and fundamental aspects to its location through downtown in terms of helping Fresno's downtown revitalization efforts; stated would do everything possible to minimize impacts to Fresno's historic resources; stated the opportunity was downtown and did not want the rail station to be located away from the urban core of the city.

Don Simmons stated there were issues germane to historic preservation and the revitalization of downtown and asked at what point would the Historic Preservation Commission be able to discuss such issues as noise, vibration, structures, and negative impacts of the rail project on historic resources.

Elliott Balch stated the Fulton Corridor Specific Plan would look at issues germane to rail station planning such as parking and how that would impact historic resources and the character of the area, how to plan the multi-modal station access and incorporate historic buildings and nearby development into that, encourage densities; stated the specific plan would be an important part in answering how it would fit together.

Joe Moore stated *The Fresno Bee* reported that the Downtown and Community Revitalization (DCR) Department favored the Fresno East Alignment and asked Elliott Balch what his department had in mind for alignment integration because the proposed station was the site of one of Fresno's historic resources.

Elliott Balch stated every alignment proposed had problems; stated the West Alignment had Roeding Park issues, Chinatown crossover, high structures; the East Alignment would cross over the Southern Pacific Railroad tracks; stated there was no conflict-free choice; stated the DCR Department would be looking at what was the impact on downtown and the station bringing more foot traffic and stimulating the economy downtown, which would benefit historic buildings downtown such as the Security Bank Building; goal is to get station as close as possible to Fulton, to Fresno's historic main street.

Karana Hattersley-Drayton stated a concern was to avoid demolishing or seriously impacting the Southern Pacific Station [1889], which was the reason Fresno was founded in 1872; stated this would open up possibilities of creative thinking, ways to be creative.

Eric Von Berg stated the presentation was to inform and make the Historic Preservation Commission aware of issues facing the proposed high speed rail project and wanted to get its input prior to releasing the document; stated he would be returning to the Commission with a status report prior to the release of the administrative document; projection of less than one year from now that draft EIR would be published and circulated for public review and comment; stated the consultants would entertain suggestions for mitigation, changes, or dedications of historic properties/potential historic properties at any time.

Karana Hattersley-Drayton requested that as soon as the historic properties survey was completed, the staff and Historic Preservation Commission be given the opportunity to review and comment.

Joe Moore asked would the consultants only be looking at National Register resources because of it being a federal-funded project. **Karana Hattersley-Drayton** stated the project would also be environmentally assessed under CEQA and recommended the consultants also look at the Local Register; stated the Commission, in reviewing the surveys, could find evidence that a resource could be classified on the Local Register and make those recommendations on properties. **Chris Johnson** stated in revitalizing downtown it would not mean that buildings would be torn down. **Teresa España** asked what date would it be "shovel" ready. **Eric Von Berg** responded September 2012.

The public hearing was closed.

[The Commission took a 5-minute break and reconvened.]

B. Review and Comment on Environmental Assessment for a Conditional Use Permit Application (C-10-46) for a Mixed-Use Residential Infill Project located at 1045 U Street, pursuant to Fresno Municipal Code Section 12-1606(b)(5).

Staff presentation given by **Karana Hattersley-Drayton**; stated the proposed project by Concord Development was a four-story, mixed use residential development on the southwest corner of Mariposa and U Streets in downtown Fresno; stated the project would include 3 live-work studios on the ground level and 34 multiple-family residential dwellings on the upper three floors; stated parking would be on the ground floor; showed elevations of the project; stated the subject two parcels were currently vacant; stated surrounding the parcels to the south was a 1962 strip mall, to the east was a Starbucks and new bank building, north and directly across the street was the Emmanuel Lutheran Church--Historic Property No. 220, and west abutting the back of the property was the Goodman Home--Historic Property No. 220; stated the subject parcel was located in the 8-block St. John's neighborhood, which was proposed as a potential historic district in

the 1994 Radkovich Plan, which at that time had 54 percent actual contributors; stated there were 17 designated buildings in that area; stated St. John's neighborhood was an eclectic mix of old and new, parking lots next to homes, medical offices; stated the tree canopy with its foliage brought the neighborhood together; stated there was potential for any project to look at or to impact subsurface deposits; stated this project includes the site of the John Meux home—Historic Property No. 134 that was built in 1907 and demolished in 1982; stated the Sanborn Map of 1906 indicated the subject property was vacant; stated in the mitigated negative declaration there was the standard mitigation for late discovery; showed a depiction of the proposed U Street elevation and stated the architects were proposing to use a revision of the Spanish Eclectic style, which was very prevalent in Fresno; stated the question for the Commission, did the project cause a significant impact to the designated historic resources, the church and Goodman Home; stated under the authority of Fresno Municipal Code Section 12-1606(b)(5) the Commission may comment on environmental review for any permit that may affect designated historic resources; stated planning staff was present to answer questions; stated staff prepared a draft mitigated negative declaration and found there was no substantial evidence in the record that the proposed project may have additional, significant, direct or indirect cumulative effects on the environment that were significant and not previously identified and analyzed by the City's Master EIR; stated this was an example of a tiered environmental review; asked the Commission to consider the structure, its massing and height and how it compared to the church; stated the project was on the edge of the neighborhood and next to commercial buildings; stated there was a reasonable distance from Emmanuel Lutheran Church, the project setback including the street width was 100 feet; stated staff believed there was less than significant impact to both the extant historic resources and subsurface cultural resources.

Supervising Planner Sophia Pagoulatos commented this project was a case in which the City looked at what was proposed and if it was covered in the Master EIR, and because it wasn't staff completed additional environmental review; stated staff found additional potential impacts, which were able to be mitigated; stated in addition to the mitigation measures in the Master EIR there were also project specific mitigation measures that were added; stated the environmental document was prepared in consultation with **Karana Hattersley-Drayton** for the cultural resources portion; stated the applicant was required to obtain expertise on the air quality portion of the review because of its location in a mixed use area.

Applicant Ali Moghaddam of Concord Construction showed renderings of the building and explained how the design team came up with the architectural style of the project; stated the quality would be of high standard just like what he had done in north Fresno; stated the target market would be those in a higher income bracket and would be marketing the rental units to the medical staff at the nearby hospital; stated the rent would likely be the highest in downtown.

Sally Caglia asked about the unit size, number of bedrooms. The applicant replied that the units would be 500 and 800 square feet, one and two bedroom units; stated the community would be gated; stated there would be a manager on the site.

Joe Moore asked would this project impact the eligibility of the district in any way. **Karana Hattersley-Drayton** stated no because the two parcels were vacant and counted as noncontributors.

Joe Moore stated in looking at the elevation of the proposed building, most of the historic buildings in the neighborhood addressed the street and the public entrances faced the sidewalk and this project was more suburban in nature, which was a drawback in keeping with the neighborhood; asked if it were possible to make the project more pedestrian friendly especially on the Mariposa Street elevation, more reflective of downtown and less suburban; stated he would rather see a style that was more contemporary than to replicate a style that did not exist in the historic fabric of the area.

The applicant stated the project was designed for reason of security; stated apartment entrances were from within the complex; stated economics was taken into consideration, and it would be difficult to rent the units if the building was not secure; stated he believed the design fit well with Fresno and would be acceptable; stated the project was more open than what was shown in the rendering.

Joe Moore asked about parking availability especially as it related to the church across the street and its ability to continue to function as a church; stated because of the mixed use component of this project, which could generate more traffic, there might not be enough parking.

Sophia Pagoulatos discussed the parking; stated 25 parking spaces were on site; stated because the project was mixed use, the Code allowed property development standards that were either reduced or modified; stated the project would promote pedestrian traffic and that 1400 square feet of the project was the 3 live-work units with artist lofts on the ground floor; stated City Traffic Engineering staff did a trip generation to calculate trips per day, and it was 23 trips in the p.m. hour and 19 a.m. peak trips; stated the highest use of parking would likely be at night; stated staff did not want suburban parking standards applied to the downtown.

Teresa España stated the building style was similar to that seen in Santa Barbara; stated agreement with the applicant that for safety reasons she would want to live downtown in a secured residential complex; stated she liked the playfulness of windows and engaged with the windows and framing of the church; liked the style and design and did not see a conflict with the neighborhood.

Sally Caglia concurred with Teresa España.

Chris Johnson discussed articulating architectural elements of the building for engagement with the street; stated he hoped the architectural details the applicant showed in photographs would be carried out in the building design and that the architect was interpreting it correctly.

Karana Hattersley-Drayton restated the question before the Commission: did the Commission find that the project was not a significant impact on the historic resource—the Emmanuel Lutheran Church--across the street?

Commissioner **Teresa España** moved to accept the staff recommendation that it was not a significant impact on the historic resources across the street, second by **Sally Caglia**. The motion carried (M/S/C, 5 yes, 0 no, 2 absent).

C. Appointment of Subcommittee on Modernism

Chair Don Simmons stated there had been discussion on forming a subcommittee on Modernism to do outreach to owners of Modern and Mid-Century Modern properties in Fresno, identifying these properties, and adding them to the Local Register; stated members interested in serving on the subcommittee were **Joe Moore, Teresa España, and Chris Johnson**.

Chris Johnson stated pursuant to discussion at the February meeting with City Attorney John Fox regarding subcommittees, there needed to be a sunset clause for the ad hoc committee which would serve for one year.

Chair Don Simmons referenced the handout from the City Attorney's Office, which recommended that "such a committee should not exist for more than one year in order to preserve its status as an ad hoc advisory committee"; stated the ad hoc committee would serve for a period of one year and would cease to exist on March 22, 2011. The Chair requested Karana Hattersley-Drayton verify the one year period for an ad hoc committee and if agendas would need to be posted pursuant to the Brown Act.

Chair Don Simmons moved to approve appointment of members Moore, España, and Johnson to the ad hoc Subcommittee on Modernism for a period of one year, second by Joe Moore. The motion carried (M/S/C, 5 yes, 0 no, 2 absent).

Karana Hattersley-Drayton reminded the Commission that there was a Subcommittee on Education appointed one year ago, but that it wasn't functioning because of a Brown Act question at that time. The Commission confirmed that the Subcommittee on Education was not functioning.

VII. CHAIRPERSON'S REPORT

Chair Don Simmons reported that one of the Cuttings Flats located on San Pablo and Divisadero Streets had been lifted 6 feet off the ground in order to pour a new foundation; stated 10,000 bricks were under the building on the foundation and would be cleaned and recycled on the property.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

B. Staff

C. General Public

There were no comments.

IX. NEXT MEETING

The next meeting of the Commission: April 5, 2010, special meeting

Karana Hattersley-Drayton stated there would be a meeting with the Fulton Mall property owners on Wednesday evening, March 24, 2010, if any member of the Commission would like to attend.

X. ADJOURNMENT

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Joann Zuniga
Recording Secretary

Attested to:

Don Simmons Ph.D., Chair

Karana Hattersley-Drayton, Secretary



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VA
HPC MEETING: 05/24/2010

May 24, 2010

FROM: JERRY BISHOP, Assistant Director
Planning and Development Department

APPROVED BY

DEPARTMENT DIRECTOR

THROUGH: KEVIN FABINO, Planning Manager
Secretary, Historic Preservation Commission

BY: KARANA HATTERSLEY-DRAYTON
Historic Preservation Project Manager

SUBJECT: STATUS REPORT ON VIOLATIONS PURSUANT TO FMC 12-1601 ET SEQ. FOR THE
HISTORIC PROPERTIES LOCATED AT 1749 L STREET, 1743 L STREET, 1718 L
STREET AND 2221-2223 SAN JOAQUIN STREET

RECOMMENDATION

Staff recommends that the Historic Preservation Commission receive the attached status report prepared by the Housing Authorities of the City and County of Fresno (HACF) which outlines their conceptual plans for the designated historic buildings listed at 1749 L Street, 1743 L Street, 1718 L Street and 2221-2223 San Joaquin Street as well as 1705 L Street. The HACF proposes to return to the Commission at its June 28th public hearing to request specific actions for each property, based upon the attached report. No formal action is requested tonight.

BACKGROUND

At its February 23, 2009 public hearing the Historic Preservation Commission requested that staff pursue formal action under the Minimum Maintenance provisions of the Historic Preservation Ordinance FMC 12 1626 regarding the properties listed at 1749 L Street, 1743 L Street, 1718 L Street and 2221-2223 San Joaquin Street. On February 27, 2009 a formal "Courtesy Notice" was sent to the property owner, Fresno Leadership Foundation, which specifically cited violations of the Minimum Maintenance standards pursuant to the Historic Preservation Ordinance. A time frame to address these violations was set with a September 1, 2009 deadline.

On April 27, 2009 the property owners, Fresno Leadership Foundation, requested that the Historic Preservation Commission rescind the Heritage Property designation for the Dr. Floyd L.R. Burks Home, located at 2221-2223 San Joaquin Street pursuant to FMC 12-1612 (d). (Previously, in late 2006 the home had a fire which burned the entire second floor and the back addition.) On a 2-3-0 vote the Commission denied the property owners' request to de-list the building.

On September 18, 2009, the Newman Home (1743 L Street) also suffered a devastating fire. Damages to this building have been assessed by the City as a 70% loss. The Newman Home is one of two buildings included in an L Street Historic Preservation Plan that was presented to the Commission at its September 28, 2009 meeting.

On January 25, 2010 the Historic Preservation Commission reviewed the status of the Courtesy Notice previously filed with the former owner, Fresno Leadership Foundation (One by One), and reviewed the L Street Historic Preservation Plan. In addition, the Commission considered the staff recommendation to take action pursuant to Section 12-1626 of the FMC regarding violations of the Minimum Maintenance provisions on two of the properties, the Helm Home (1749 L Street) and the Newman Home (1743 L

Street). The Commission on a 4-0 vote amended the staff recommendation to add the Burks Home (2221-2223 San Joaquin Street) as well to the request for a Notice and Order. The City of Fresno's Code Enforcement Division mailed "Notice and Orders To Repair or Demolish Dangerous Buildings" for the properties located at 1743 and 1749 L Street to the (former) property owners on February 1, 2010. A Notice and Order was previously issued for the Burks Home, located at 2221-2223 San Joaquin Street on October 15, 2008

On March 30, 2010 the Housing Authorities completed the purchase of the following properties: 1705 L Street (the Bean Home, HP#1717), 1743 L Street (The Newman Home, HP#117), 1749 L Street (The Helm Home (HP#112), 1718 L Street (The Judge William D. Crichton Home, HR# 005), 2221-2223 San Joaquin Street (The Dr. Floyd L.R. Burks Home, HR #006) as well as the former Julia Sayres Home, located at 2219 San Joaquin Street which is not a designated historic resource. A "Notice to New Owner Regarding Existing Notice and Order" for 1743 and 1749 L Street and 2221-2223 San Joaquin Street property was mailed to the Housing Authority of the City of Fresno on April 20, 2010.

At the April 26, 2010 Commission meeting the Housing Authority gave a brief presentation. The Commission requested that the Authority return in a month and deliver a formal written report on the Agency's plans for restoration of these historic properties. The Housing Authority will provide an overview of their conceptual plans for these properties at tonight's hearing and will return in June with requests to the Commission for specific actions.

Attachments: Exhibit A - Aerial of Properties on L Street and San Joaquin Street.
Exhibit B - L Street Proposed Plan Overview, Fresno Housing Authorities of the City and County of Fresno, 19 May 2010.



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46613201T
000072450

APN
LCID

Number
1749

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L ST

Street Name

Address Filter

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APN Order

Address

Owner:

Zip: 93721-1119

Zoning: C-4

Valid APN:

46613201T

Council District: 3

More

L Street Proposed Plan Overview

WEST SIDE

Bean Home – 1705 L Street

- Granville to purchase and retain current use and zoning
- Granville preparing maintenance budget for continued preservation

Newman Home – 1743 L Street

- Review current condition after being seriously damaged by a fire
- Current structural analysis and other 3rd party inspection reports will be provided at June meeting
 - June HPC meeting - Housing Authority to request the delisting of Local Register of Historic Resources designation
 - July HPC meeting - Housing Authority to request demo permit
 - July HPC meeting – Granville to request relocation of Newman J. Levinson home to replace burned Newman home
 - July HPC meeting – Granville to request Newman J. Levinson home be placed on the Local Register of Historic Resources

Newman J. Levinson Home – relocation from offsite

- Current condition of home
 - Constructed in 1911 by Tom Sneddings
 - Colonial Style of architecture (same as burned Newman Home)
- At its original location at 439 N. Van Ness it was identified as “eligible for inclusion on the National Register of Historic Places as part of the 1991 historic property survey for the Caltrans ‘180 Gap’ Freeway Corridor under Criterion A, B, and C”*
- Home relocated to current location in 1992
 - At new location it was deemed “no longer eligible for inclusion on the National Register of Historic Places due to its relocation and subsequent loss of setting and historic content”*
- “The HPC at a noticed public hearing on June 5, 2006 concluded that the Levinson Home is eligible for listing on the Local Register of Historic Resources and should be relocated back to the lower Van Ness neighborhood, in the event of any future project which may impact its current location.” Per Karana Hattersley-Drayton
- Once relocated to 1743 L Street, Granville’s intent is to lease or sell as market conditions allow

Vacant Lot between Newman and Helm - APN 466-132-02

- Proposal to merge majority of lot with 1743 L Street (Newman)

Helm Home - 1749 L Street

- A stabilization plan is being prepared to prevent further demo by neglect
 - Detailed plan will be provided at June meeting including:
 - Structural Analysis
 - Prioritization of stabilization needs
 - Estimated budget for stabilization
 - Timeline for stabilization
- Granville will entertain purchase offers from interested parties who have experience with historical restorations and a solid stabilization plan
- Review "west side" elevation

EAST SIDE

Judge William D. Crichton Home - 1718 L Street

- Review current condition of home
- Current structural analysis and other 3rd party inspection reports will be provided at June meeting
 - June HPC meeting - Housing Authority to request delisting of Heritage designation
 - July HPC meeting - Housing Authority to request demo permit

Dr. Floyd L.R. Burk Home - 2221-2223 San Joaquin

- Review current condition of home
- Current structural analysis and other 3rd party inspection reports will be provided at June meeting
 - June HPC meeting - Housing Authority to request delisting of Heritage designation
 - July HPC meeting - Housing Authority to request demo permit

Julia Sayres Home - 2219 San Joaquin (not a listed historic resource)

- Review current condition of home
- 3rd Party inspection reports will be provided at June meeting
 - June HPC meeting - Housing Authority to request demo permit

Surrounding properties

- Current exterior conditions/architectural styles

Granville's Proposed Multi-Family Mixed-Use Infill Project*

- 50 +/- Residential units (38 units to the acre)
 - 460 SF one bedroom flats (attached garage)
 - 700 SF one bedroom flats
 - 1300 SF two bedroom townhomes (attached garage)
 - 1500 SF two bedroom Live/Work townhomes (attached garage)
- Office incubator space 1000-3000 SF
- Parking ratio - 1.28
 - Onsite: 63 Stalls
 - Offsite: 40 Stalls (proposed diagonal parking)
- Review site plan
- Review elevations

**Above information is tentative and subject to final design elements*

Long / Black Residence
(1907 Colonial Revival Architecture)
1907 / 1908

Newman J. Levinson Residence
(1911 Colonial Revival Architecture)
1911 / 1912

Helm Residence
(1901 Mission Revival Architecture)
1901 / 1902

Parking Area



Panoramic Elevation of the West side of 'L' Street

"L" & San Joaquin Street, City of Fresno

Capra Homes

Gurban

3 Story Residential Building
Residential with 1 Car Garage Unit

3 Story Live / Work Unit
Residential Unit

2 Story Office / Residential Bldg.
2nd Floor - Residential Unit
1st Floor - Retail / Incubator Office Space



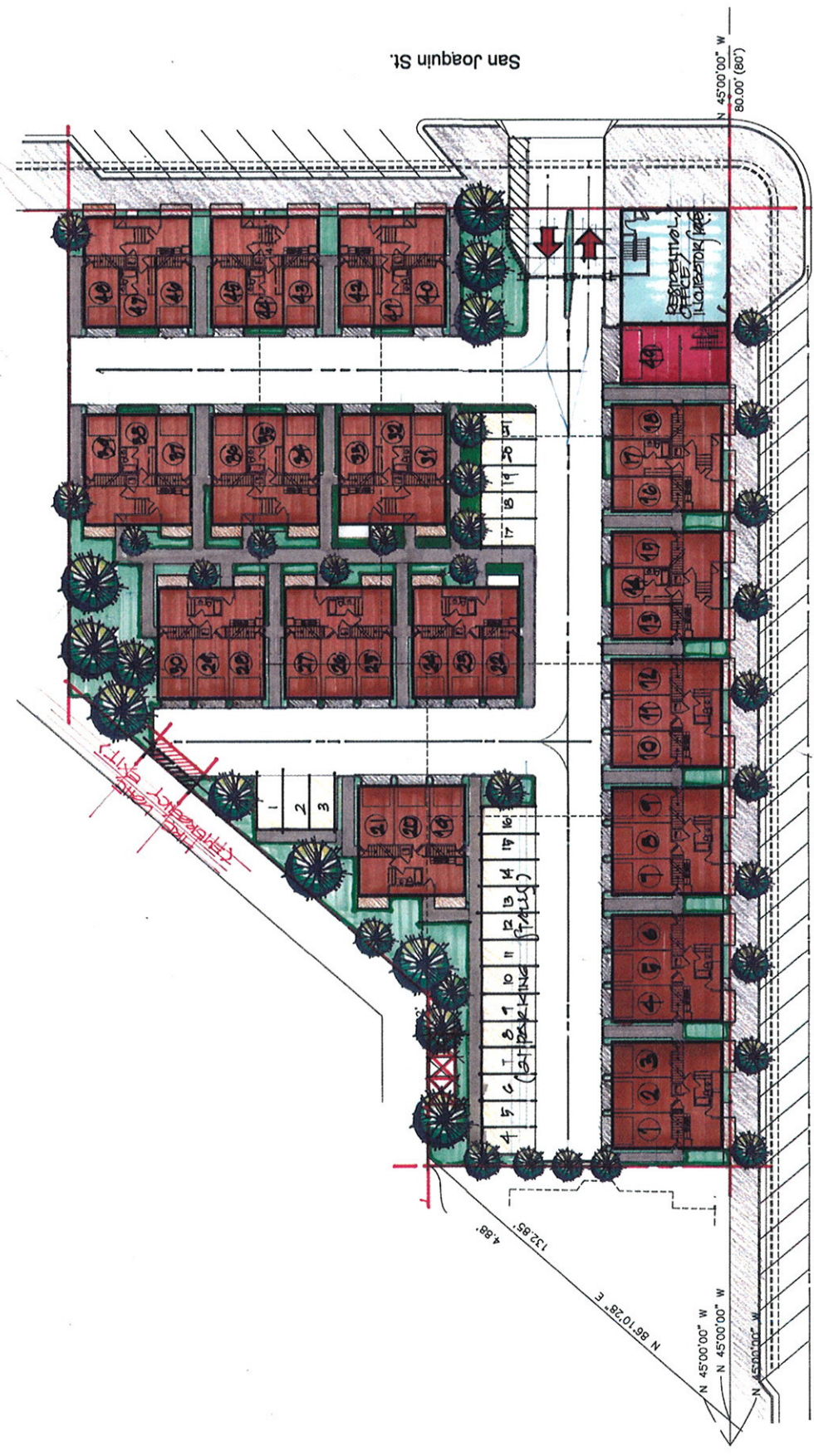
Schematic Panoramic Front Elevation @ "L" Street



Proposed Master Plan:

3 Story Mixed Use / Residential Complex
"L" & San Joaquin Street, City of Fresno





Schematic Design - Site Development Plan

"L" Street

Proposed Master Plan:

3 Story Mixed Use / Residential Complex

"L" & San Joaquin Street, City of Fresno



San Joaquin St.